



Connells

Abbis Orchard
Ickleford Hitchin



Property Description

Situated in the highly sought after village of Ickleford is this rarely available family home. Effortlessly blending a contemporary finish with many features of the period this property must be viewed.

In brief this wonderful home offers multiple reception rooms, a wonderful kitchen diner with a separate utility, 4 well proportioned bedrooms and 2 bathrooms.

Externally is a fabulous rear garden, garage and ample off street parking.

Ickleford is a popular village location which offers great access to both Hitchin and Letchworth and boasts a fantastic primary school.

Ground Floor

Entrance Porch

Double glazed porch with door to front and tiled floor.

Cloakroom

Wash hand basin with mixer tap, WC, extractor fan, motion sensor light and heated towel rail.

Lounge

17' 7" into recess x 10' 11" max (5.36m into recess x 3.33m max)

Double glazed window to front aspect, fireplace, built-in understairs storage, spotlights and radiator. Access to porch.

Family Room

10' 3" x 9' 3" (3.12m x 2.82m)

Double glazed bi-fold doors to side, spotlights tiled floor with underfloor heating.

Kitchen Diner

24' 5" x 11' 5" max (7.44m x 3.48m max)

Fully fitted kitchen with triple aspect double glazed windows to front, rear and side aspect, a range of wall and base units, work surfaces with splashback, sink with mixer tap, oven, gas hob with extractor fan, integrated dishwasher, spotlights, engineered oak flooring and radiator.

Utility Room

10' 2" x 8' (3.10m x 2.44m)

Double glazed window to side aspect, wall and base units, Butler-style sink, tiled splashback, space for washer/dryer and tiled floor with underfloor heating. Double glazed door to front.

First Floor

Landing

Access to all first floor rooms.

Bedroom One

15' into door x 13' 2" (4.57m into door x 4.01m)

Double glazed window to side aspect, vaulted ceiling and radiator.

En Suite

Double glazed window to front aspect, wash hand basin with mixer tap, walk-in shower with tiled walls, WC, extractor fan, spotlights, wood effect flooring, vaulted ceiling and heated towel rail.

Bedroom Two

11' 5" x 8' 7" (3.48m x 2.62m)

Double glazed window to front aspect and radiator.

Bedroom Three

10' 11" x 11' 3" into recess (3.33m x 3.43m into recess)

Double glazed window to front aspect, built-in storage and radiator.

Bedroom Four

8' 10" x 8' (2.69m x 2.44m)

Double glazed window to rear aspect and radiator.

Bathroom

Double glazed window to rear aspect, four piece suite with wash hand basin with mixer tap, bath, shower cubicle, WC, wood effect flooring and heated towel rail.

Outside

Office

9' 11" x 8' 7" (3.02m x 2.62m)

Single glazed window to front aspect, sink and drainer, power, plumbing, WC, vaulted ceiling, wood effect flooring, wired internet and electric heater.

Shed

10' x 8' 10" (3.05m x 2.69m)

Outdoor storage and lighting.

Front Garden

Double concrete driveway leading to garage, shrubs to side and patio.

Rear Garden

A lovely rear garden which is mostly laid to lawn with various trees and shrubs ,timber shed and access to garage.

Parking

Dropped kerb.

Garage

20' x 8' 2" (6.10m x 2.49m)

Single garage with power, storage and boiler.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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